

City of Franklin
Plan Commission Meeting Agenda *
Franklin City Hall Council Chambers
9229 West Loomis Road – Franklin, Wisconsin
7:00 PM, Thursday, June 21, 2007

I. Call to Order and Roll Call

II. Approval of Minutes

A. Special Meeting Thursday, May 31, 2007

B. Regular Meeting Thursday, June 07, 2007

III. Public Hearings and Business Items (Action may be taken on any item)

A. Edward and Janina Spidell

Property: Approximately 3112 West Yorkshire Circle; Tax Key Number 855-0100-000

Zoning: R-3 Suburban/Estate Single-Family Residence District

Regarding: **1. (Public Hearing)** To request a Special Exception from Section 15-4.0101 of the Unified Development Ordinance to allow the encroachment of approximately .01 acre (442 square feet) of Wetland Setback to allow the construction of a 15'6" by 28' 7" detached deck, pursuant to Section 15-10.0208, titled "SPECIAL EXCEPTIONS TO STREAM, SHORE BUFFER, NAVIGABLE WATER-RELATED, WETLAND, WETLAND BUFFER AND WETLAND SETBACK PROVISIONS, AND IMPROVEMENTS OR ENHANCEMENTS TO A NATURAL RESOURCE FEATURE" of the Unified Development Ordinance.

2. (Special Exception - Natural Resources) To request a Special Exception from Section 15-4.0101 of the Unified Development Ordinance to allow the encroachment of approximately .01 acre (442 square feet) of Wetland Setback to allow the construction of a 15'6" by 28' 7" detached deck, pursuant to Section 15-10.0208, titled "SPECIAL EXCEPTIONS TO STREAM, SHORE BUFFER, NAVIGABLE WATER-RELATED, WETLAND, WETLAND BUFFER AND WETLAND SETBACK PROVISIONS, AND IMPROVEMENTS OR ENHANCEMENTS TO A NATURAL RESOURCE FEATURE" of the Unified Development Ordinance.

B. Dr. Shahid Chughtai (Rawson Office/Retail Center)

Property: Approximately 7211 West Rawson Avenue; Tax Key Number 756-9993-017

Zoning: B-3 Community Business District

Regarding: **(Public Hearing)** To request a Special Exception from Section 15-4.0101 of the Unified Development Ordinance to allow a Wetland Buffer that is less than 30 feet wide, pursuant to Section 15-10.0208, titled "SPECIAL EXCEPTIONS TO STREAM, SHORE BUFFER, NAVIGABLE WATER-RELATED, WETLAND, WETLAND BUFFER AND WETLAND SETBACK PROVISIONS, AND IMPROVEMENTS OR ENHANCEMENTS TO A NATURAL RESOURCE FEATURE" of the Unified Development Ordinance.

C. ICON Development Corporation (Whispering Woods Subdivision) (23 lots)

Property: Approximately North of West Puetz Road and between South 68th Street and South 76th Street; Tax Key Numbers 804-9989-007, 804-9989-021 and 837-9994-001

Zoning: R-3 Suburban/Estate Single-Family Residence District, P-1 Park District and C-1 Conservation District

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- Regarding:**
1. **(Public Hearing)** To request a Special Exception from Section 15-4.0102 of the Unified Development Ordinance to allow the encroachment of approximately 0.10 acre of Wetland and 0.65 acre of Wetland Buffer pursuant to Section 15-10.0208, titled, "SPECIAL EXCEPTIONS TO STREAM, SHORE BUFFER, NAVIGABLE WATER-RELATED, WETLAND, WETLAND BUFFER AND WETLAND SETBACK PROVISIONS, AND IMPROVEMENTS OR ENHANCEMENTS TO A NATURAL RESOURCE FEATURE" of the Unified Development Ordinance.
 2. **(Public Hearing)** To rezone certain property from R-3 Suburban/Estate Single-Family Residence District, P-1 Park District and C-1 Conservation to R-3 Suburban/Estate Single-Family Residence District.

D. Milwaukee County Parks Department (Crystal Ridge Ski Hill)

Property: Approximately 7900 West Crystal Ridge Drive; Tax Key Number 744-8980-001

Zoning: A-1 Agricultural District

- Regarding:**
1. **(Public Hearing)** To allow a final grading plan for the eastern portion of the property (along South 76th Street), a conceptual end use plan detailing future recreational uses, and to allow Milwaukee BMX to operate a non motorized BMX bike track.
 2. **(Special Use Amendment)** To allow a final grading plan for the eastern portion of the property (along South 76th Street), a conceptual end use plan detailing future recreational uses, and to allow Milwaukee BMX to operate a non motorized BMX bike track.

E. Payne & Dolan, Inc. (Berm and Landscaping Plan for PDD No. 23 Site Plan Amendment)

Property: Approximately 5704 West Drexel Avenue; Tax Key Numbers 789-9991-002 and 789-9991-003

Zoning: PDD Planned Development District No. 23 (Payne and Dolan) and R-6 Suburban Single-Family Residence District

- Regarding:** **(Site Plan Amendment)** To allow an amendment to the Site Plan (Drainage and Landscaping for Quarry PDD) dated February 24, 1999, to enhance a berm along the north side of West Drexel Avenue, approximately between South 55th Street and South 60th Street.

F. City of Franklin (Text Amendment to the Unified Development Ordinance)

- Regarding:** **(Text Amendment to the Unified Development Ordinance)** An ordinance to amend the Unified Development Ordinance text at Section 15-3.0313 to create additional standards accommodate smaller designated parks (Mini Parks) in the P-1 Park District.

G. City of Franklin (Recodification of the Unified Development Ordinance)

- Regarding:** **(Recodification of the Unified Development Ordinance)** Update on the

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recodification process for the Unified Development Ordinance.

H. Next Regular Meeting scheduled for Thursday, July 05, 2007

IV. Adjournment

*Notice is given that a majority of the Common Council may attend this meeting to gather information about an Agenda item over which they have decision making responsibility. This may constitute a meeting of the Council per State ex rel. Badke v. Greendale Village Board even though the Council will not take formal action at this meeting.